

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Seattle

State: WA

PJ's Total HOME Allocation Received: \$63,419,733

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	14		
% of Funds Committed	95.77 %	93.56 %	3	92.82 %	75	74	
% of Funds Disbursed	85.22 %	86.33 %	10	82.38 %	56	51	
Leveraging Ratio for Rental Activities	6.05	6.75	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	88.24 %	92.61 %	10	80.69 %	54	37	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.18 %	79.85 %	9	67.01 %	70	65	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.44 %	93.57 %	4	79.23 %	100	89	
% of 0-30% AMI Renters to All Renters***	71.52 %	63.98 %	5	44.47 %	100	88	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.78 %	99.06 %	10	93.93 %	61	53	
Overall Ranking:				In State:	7 / 14	Nationally:	96 93
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,481	\$24,624		\$24,984	899 Units	11.90 %	
Homebuyer Unit	\$34,539	\$19,234		\$14,192	257 Units	3.40 %	
Homeowner-Rehab Unit	\$14,827	\$19,257		\$20,036	263 Units	3.50 %	
TBRA Unit	\$687	\$1,665		\$3,164	6,121 Units	81.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Seattle WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$122,494	\$205,412	\$15,685
State:*	\$111,050	\$105,624	\$23,359
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ:	0.5 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.02

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	42.0	59.1	65.0	29.5
Black/African American:	36.7	14.4	24.3	50.8
Asian:	2.6	9.3	0.0	0.4
American Indian/Alaska Native:	2.8	0.8	0.8	4.2
Native Hawaiian/Pacific Islander:	0.2	0.0	0.0	0.6
American Indian/Alaska Native and White:	0.2	0.0	0.0	0.1
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.4	0.0	0.0	0.2
American Indian/Alaska Native and Black:	0.2	0.0	0.0	0.5
Other Multi Racial:	0.6	3.1	0.0	0.6
Asian/Pacific Islander:	4.6	7.4	7.6	4.0

ETHNICITY:

Hispanic	9.7	5.8	2.3	8.9
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HOUSEHOLD SIZE:

1 Person:	72.1	54.9	61.2	1.4
2 Persons:	11.1	13.2	20.2	31.3
3 Persons:	7.1	13.2	8.0	30.4
4 Persons:	4.3	11.7	6.1	19.1
5 Persons:	2.6	3.5	3.0	11.0
6 Persons:	1.9	1.9	0.8	3.8
7 Persons:	0.7	1.2	0.4	1.9
8 or more Persons:	0.2	0.4	0.4	1.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	63.3	56.0	25.1	3.5
Elderly:	13.3	1.6	49.0	0.4
Related/Single Parent:	15.1	15.6	11.0	76.3
Related/Two Parent:	6.2	21.8	11.0	19.4
Other:	2.0	5.1	3.8	0.5

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	54.3	0.0 [#]
HOME TBRA:	0.0	
Other:	7.9	
No Assistance:	37.8	

of Section 504 Compliant Units / Completed Units Since 2001 82

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Seattle State: WA Group Rank: 96
 (Percentile)
 State Rank: 7 / 14 PJs Overall Rank: 93
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	88.24	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	78.18	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.44	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	98.78	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.13	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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